



# NORFOLK

TO: The Honorable City Council

REVIEWED: Ronald H. Williams, Jr. Deputy City Manager *RW*

FROM: *GM* George M. Homewood, AICP, CFM, Director, Department of City Planning *LMW*

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SUBJECT: Application for a Special Exception – Bud's Used Tires and Brake Services

DATE: September 11, 2015

On the September 15, 2015 public hearing agenda, City Council will be reviewing a request to operate an automobile and truck repair facility on property located at 3345 North Military Highway. This site is currently developed with a 1,865 square foot building previously occupied by Triangle Rent-A-Car. The applicant proposes to relocate his existing business, Bud's Used Tires and Brake Services, to this new location and construct a new auto service building in the rear portion of the property. The proposed use at this site includes the sale of used tires and minor automobile services, which are considered automobile repair under the *Zoning Ordinance*.

In 2013, Council amended *plaNorfolk2030* to provide guidance for auto-related uses to minimize the external impacts of auto sales, repair and services uses. Subsequently in 2014, a zoning text amendment was approved by the Council that follows the principles of *plaNorfolk2030* and establishes requirements for any new or expanded auto sales, repair, and services establishment. This site meets all of these requirements, including the minimum lot area and lot width requirements for a new automobile and truck repair facility.

Staff and the Planning Commission visited the site and noted various site improvements that are necessary in order for the site to be fully compliant with *plaNorfolk2030* and the *Zoning Ordinance*. Given these requirements, it was recommended that a landscaped buffer be installed along the property line abutting North Military Highway and along the property lines on the east and west sides of the property to screen the parking lot. The applicant has agreed to provide all necessary landscaping on the property to be fully compliant with *plaNorfolk2030* and the *Zoning Ordinance* in addition to numerous site improvements. These improvements include the removal of a large, non-conforming sign and all barbed wire, repair and relocation of the perimeter fencing, and installation of a new, conforming monument sign. Additionally, these proposed improvements, including the construction of the new auto service building, will require Site Plan Review approval, which will ensure compliance with City requirements including landscaping, stormwater management, erosion and sediment control, drainage, lighting, streets, and traffic. Planning staff recommended approval of the application to Planning

Commission based on the proposed site improvements.

After conducting a duly advertised public hearing on August 27, 2015, at which the applicant's engineer and an additional supporter, together with the applicant, provided comments, the Planning Commission voted 4 to 2 (Ms. Austin was absent) to recommend approval of the application based on the positive recommendation from staff and the proposed site and landscaping improvements. The two negative votes arose from perceived inconsistencies with the future land use of this section of the Military Highway Corridor. These concerns stemmed primarily from an estimation that there is currently a proliferation of automobile-related establishments along the corridor and approving a new automobile and truck repair facility, albeit on the site of a prior automobile-related use, would exacerbate that.